

George M. Irwin • 126 North 8th Street • Quincy, Illinois 62301 • (217) 224-2006

October 6, 1987

To Quincy Preservation Commission

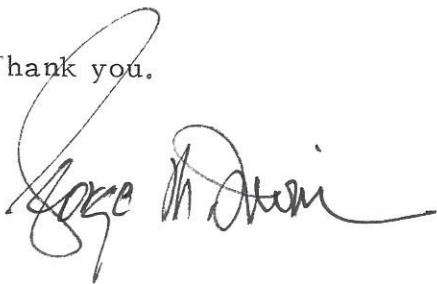
Please add the following legal descriptions to the properties indicated which I previously submitted for Local Landmark nomination -

Charles Henry Bull House, 1651 Maine Street -  
Nevins Survey - Ex W 2ft S $\frac{1}{2}$  and E60ft of W62ft of S150ft lot 39,  
and Ex E15ft S $\frac{1}{2}$  and S5ft of E15ft N $\frac{1}{2}$  lot 40 - Pt lots 39-40

Ernest M. Wood Office & Studio, 126 North 8th Street  
Church Survey-Lot 17 and North 7ft Lot 18

State Savings Loan & Trust Co., 428 Maine Street  
Quincy Survey - West 2 1/3 feet Lot 1 and East 50 2/3 feet Lot 2, Block 19

Thank you.



QUINCY PRESERVATION COMMISSION

SPECIAL MEETING MINUTES

As outlined in the Preservation ordinance, the Quincy Preservation Commission held the required special meeting with the property owners of the local landmark applications on September 29, 1987, at 4:00 p.m., at 428 Maine. The purpose of the meeting was to discuss the applications and to answer any questions.

The following property owners were present: Bob Mays, Mr. and Mrs. Forrest Ramsey, Jay Gardner, George Irwin, and Jay Bower.

The following commission members were present: Tony Crane, Phil Germann, John Klingner, Ray Coleman, George Irwin, Cherry McReynolds, and Mark Drummond. Kathy Wilson was present to take minutes.

After reviewing Mr. and Mrs. Ramsey's application, it was noted that they need to submit an historical background of their property. After doing so, that information will be added as a supplement to the original application and their application, together with the other six landmark applications, will be ready for the commission's action at a public hearing on October 6, 1987.

Special meeting adjourned at 4:45 p.m.

**THE QUINCY HERALD-WHIG**  
and The Quincy Journal

State of Illinois, }  
County of Adams, } SS.  
City of Quincy, }

I do hereby certify that I am President of Quincy Newspapers, Inc., a corporation organized under the laws of the state of Illinois, with its principal office at Quincy, Illinois; that as such I am duly authorized by resolution of the Board of Directors of said Corporation to execute any and all certificates of publication for said corporation, including this certificate, and certify to the publication of any and all notices printed and published in THE QUINCY HERALD-WHIG and The Quincy Journal, and said authority appears in the minutes of said corporation and by said authority I am authorized to make this certificate.

I further certify that said Quincy Newspapers, Inc., is the owner and publisher of THE QUINCY HERALD-WHIG and the Quincy Journal, a daily secular newspaper of general circulation, published in the City of Quincy, County of Adams, and State of Illinois, and regularly issued daily, except some holidays.

I further certify that said newspaper is a newspaper as defined by Section 5 of "An Act to revise the law in relation to notices" approved July 17, 1959 (H. B. 1059).

I further certify that the notice of which the annexed is a true copy was printed and published regularly and consecutively in THE QUINCY HERALD-WHIG and the Quincy Journal on

September 29, 1987

IN WITNESS WHEREOF, said Quincy Newspapers, Inc., has caused this certificate to be signed by its said duly authorized representative and its corporate seal

affixed this 2nd day of October

A. D., 19 87

**QUINCY NEWSPAPERS, Inc.,**  
Publisher.

By: Thomas A. Oakley  
President

Certificate 08660

**Notice of Public Hearing**

The public is invited to attend a public hearing to be held by the Quincy Preservation Commission on October 6, 1987, at 7:00 p.m., in the City Council Chambers, 2nd Floor, City Hall, on the proposed local historic landmark designation for the following properties in Quincy: 100 North 5th Street (Dodd Bldg.); 428 Maine (State Savings Loan & Trust Company Bldg.); 126 North 8th Street (Ernest M. Wood Office & Studio); 3201 North 12th Street; 332 Maine Street (old Public Library Bldg.); 1651 Maine (Charles Henry Bull House); 332 South 4th Street (Eaton Littlefield House). The purpose of the hearing is to explain the criteria for designation, the effect of designation, review process for changes affecting the exterior architectural appearance, review specific standards for exterior alterations, any economic incentives available, and testimony on the proposed designation.

Ann Stoniger  
Community Development Director  
City of Quincy  
C-08660 September 29

Publishers Fee \$27.99

# QUINCY PRESERVATION COMMISSION

## MINUTES

A joint monthly meeting of the Quincy Preservation Commission and public hearing on the local historic landmark nominations was held on October 6, 1987, at 7:00 p.m., in the Quincy City Council Chambers.

The following property owners of the landmark applications were present: Bob Mays, Mr. and Mrs. Forrest Ramsey, Jay Gardner, and George Irwin.

Commission members present were: Tony Crane, Phil Germann, Cherry McReynolds, Alan Stiegemeier, George Irwin, Ray Coleman, and Shay Marold. Kathy Wilson was present to take minutes. Also present was reporter Doug Wilson from the Herald Whig.

At the public hearing, the property owners were given the opportunity to address the commission. Additional material was presented by Forrest Ramsey and Jay Gardner to their original applications. The information was accepted and will be added to the applications. With no further business, a motion to close the hearing was made by George Irwin and seconded by Cherry McReynolds. Motion passed unanimously and hearing closed at 7:30 p.m. Commission then held their regular meeting.

Motion was made by Phil Germann and seconded by Cherry McReynolds to accept the September meeting minutes. Motion carried unanimously.

Cherry McReynolds made a motion to accept the seven landmark applications as presented and to forward them to the City Council for designation. Motion was seconded by Phil Germann and passed unanimously. An ordinance will need to be drafted so Tony Crane will refer the matter to the city's corporation counsel.

George Irwin suggested that the present landmark application forms should be revised to require more detailed information and to include a property's legal description. He provided a copy of a form used in Rock Island, IL. Tony asked that a copy of that form, together with a copy of our present form be sent to the members for review. Suggestions for changes will be discussed at the next meeting.

Tony welcomed Shay Marold as the new commission member who replaces Richard Galloway.

Tony reported that he received a phone call from Charlie Jones, City Engineer, advising the commission that the intersection at 24th and Maine is planned to be upgraded and asked for our comments because of the historic nature of that area. After discussion, it was decided that George Irwin will call Charlie to discuss the matter in more detail.

Tony read two letters received from Charlie Jones, City Engineer. The first, dated September 25, 1987, advised that the Quincy Plan Commission is reviewing a request to change the zoning in the area of Chestnut to Elm and 3rd to 4th from the existing R-3 Multi-Family to C1-B Commercial. The Plan Commission is asking

## City will consider replacing seven police fleet vehicles

11-9-87

Aldermen will consider the replacement of seven police cars during the weekly council meeting at 7:30 tonight in the council chambers.

Police Chief John Wilson hopes to replace five marked squad cars, an unmarked car and a van with six new marked cars and one unmarked. The purchases are budgeted at \$75,500 in the 1987-88 appropriations ordinance.

Wilson said the department's five marked cars are 1985 Dodges and have been driven between 81,000 and 94,000 miles. The unmarked car is a 1985 Dodge driven about 36,000 miles, and the 1983 Ford van has traveled nearly 116,000 miles. About one-half of the police fleet is replaced each year, Wilson said.

The Quincy Preservation Commission will ask the council to approve local landmark status for seven historic buildings.

The buildings that have won commission endorsement are:

- State Savings Loan & Trust Co. building, 428 Maine
- Charles Henry Bull House, 1651 Maine
- Ernest M. Wood Office & Studio, 126 N. Eighth
- Former Quincy Public Library, Third and Maine
- Speckhart House, 3201 N. 12th
- Dodd building, 104 N. Fifth

The council also is scheduled to hear final readings on six ordinances that will: increase fines on properties that aren't maintained by their owners; allow construction of an apartment building at 421 Washington as part of Sunset Home; change zoning at 1513-1515 Broadway to allow commercial development; place a stop sign on Ohio at the intersection with Fifth; create a no-parking zone along the north side of Jefferson between Front and Gardner Expressway, and create a three-hour parking zone along both sides of Seventh from Jersey to Vermont.

COMMUNITY  
DEVELOPMENT

# THE CITY COUNCIL OFFICIAL PROCEEDINGS

## REGULAR MEETING

Quincy, Illinois, November 9, 1987

A regular meeting of the City Council was held this day at 7:30 p.m., Mayor Verne Hagstrom presiding.

The following members were present:

Ald. Grussenmeyer, Duesterhaus, Mueller, Hogge, Foster, Smith, Coleman, Hummel, Hoffman, Brewer, Vahlkamp, Holtschlag, Jansen—13.

Absent: Ald. Sparks—1.

The minutes of the regular meeting of the City Council held November 2, 1987, were approved as printed on motion of Ald. Hoffman.

Ald. Hoffman moved that Ald. Sparks be allowed the usual compensation for this meeting: Motion carried.

### MOTIONS

Ald. Jansen referred to the Utilities Committee to change the street lights to different poles on 7th and 8th between College and Elm, and 8th and 9th between Jersey and York. Motion carried.

Ald. Mueller referred to the Utilities Committee for a midway light on 12th between College and Oak. Motion carried.

THE CITY CLERK PRESENTED AND READ THE FOLLOWING:

### MONTHLY REPORTS

The monthly reports of the City Comptroller and City Treasurer for the month of October, 1987.

Ald. Foster moved the reports be received and filed. Motion carried.

### ANNUAL REPORT

The annual report of the Quincy Fire Department for the year

ending April 30, 1987 was ordered received and printed in The Book Of Annual Reports on a motion of Ald. Duesterhaus. Motion carried.

#### **QUINCY PRESERVATION COMMISSION RECOMMENDATIONS**

The Quincy Preservation Commission recommends to the City Council the following properties be designated as Local Historic Landmarks: (1) Charles Henry Bull House, 1651 Maine Street; (2) State Savings Loan & Trust Building, 428 Maine; (3) Ernest M. Wood Office & Studio, 126 North 8th Street; (4) Old Quincy Public Library, 332 Maine; (5) Eaton-Littlefield House, 332 South 4th Street; (6) Speckhart House, 3201 North 12th Street; (7) Dodd Building, 100 North 5th Street, (or 505 Maine Street).

Ald. Duesterhaus moved the recommendations be concurred in and an ordinance be drafted. Motion carried.

#### **BOND APPROVED**

The Bond of Terry Lee Graham as a special police officer at Puzzles Pub was ordered approved and filed on a motion of Ald. Foster. Motion carried.

#### **PROCLAMATION**

By Mayor Hagstrom proclaiming the day of Monday, November 9, 1987, as "Score Small Business Day" in Quincy.

Ald. Foster moved the proclamation be received and filed. Motion carried.

#### **RESOLUTION AUTHORIZING THE REQUEST FOR PROPOSALS FOR POLICE SQUAD CARS**

WHEREAS, the Quincy Police Department is in need of replacing seven police vehicles including six marked units and one unmarked, investigative unit due to their age and accumulating mileage; and, WHEREAS, the City of Quincy has appropriated \$75,500 for the purchase of replacement vehicles for the police department in the department's operational budget; and, WHEREAS, the anticipated cost of the police cars requires the police department to seek bids for the purchase in accordance with the Municipal Code of the City of Quincy.

# City seeks third legal opinion on loan to BTC

11-10-87

By Doug Wilson  
Herald-Whig Staff Writer

Two attorneys disagree over plans to amend a city loan to the Quincy Business and Technology Corp., so a third legal opinion has been requested.

The City Council tabled a resolution Monday that would let the BTC use \$200,000 for operation expenses and a renovation project. The city loaned that money to the BTC on Nov. 5, 1986, to meet matching funds requirements, letting it obtain a state grant.

Attorney James Palmer, former corporation counsel, said the BTC must get federal permission to use that money for operational expenses. Palmer said the money loaned by the city to the BTC comes from an Urban Development Action Grant (UDAG) so it is actually federal money and its users must follow federal rules.

Howard Snowden, the city's corporation counsel, believes the money can be used for operations under existing loan regulations.

"We're asking an independent attorney to look at this issue and decide who's right," Mayor Verne Hagstrom said at his Tuesday press conference.

"I think it's feasible for the BTC to use the money for operations. I think the seed capital money is no longer needed, but I guess we'll need to see what the legal experts say."

In other business, aldermen granted permission for the Quincy

Police Department to advertise for bids for seven new patrol cars. The six marked and one unmarked cars will replace five 1985 marked cars, one 1983 van and one 1985 unmarked car. The council has budgeted up to \$75,500 for the cars.

The council also concurred with a Quincy Preservation Commission request and voted to draft an ordinance that will create local landmark status for seven historic buildings. Landmark designation will protect the buildings by making owners contact the city before undertaking any major renovation.

The buildings that have won commission endorsement are: State Savings Loan & Trust Co. building, 428 Maine; Charles Henry Bull House, 1651 Maine; Ernest M. Wood Office & Studio, 126 N. Eighth; Former Quincy Public Library, 332 Maine; Eaton-Littlefield House, 332 S. Fourth; Speckhart House, 3201 N. 12th; and the Dodd building, 104 N. Fifth.

The council gave Quincy Transit Lines permission to seek federal and state operations grants.

The council also approved:

- An ordinance that creates a no parking zone on the north side of Jefferson between Front and Gardner Expressway.

- A stop sign on Fifth at the intersection with Ohio.

- Commercial zoning at 1513-1515 Broadway.

- A permit to build an apartment at 421 Washington as part of Sunset Home.

# City Council amends historic landmarks ordinance

By Eric Johnson  
Herald-Whig Staff Writer

Despite pleas from preservationists, the City Council deleted two historic buildings — the Eaton Littlefield house and the Dodd building — from a landmarks ordinance Monday.

The majority apparently agreed with Alderman Leroy Holschlag, D-7, who said the buildings were not in structural condition worthy of landmark status. Five buildings were retained in the ordinance, which received a second reading.

Holschlag said he was not influenced by the plan to build a civic center where the Littlefield house stands at 332 S. Fourth. "Even without a civic center, I would have voted the same," he said after the meeting.

Holschlag said his decision was based on a report by Building Inspector Brad Richmond, who told aldermen the Littlefield house and the upper floors of the Dodd building, 100 N. Fifth, had deteriorated. Also, Holschlag cited a belief that only restored buildings with usage plans deserved landmark designation.

Retaining unsound buildings would be "lessening our ordinance because other people have restored (their) buildings," Holschlag said. Landmarks receive plaques, get some protection from demolition and move a step closer to being placed on the National Register of Historic Places, which opens doors to tax breaks.

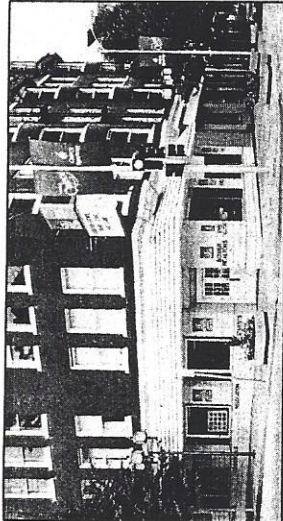
The deletions were made after Jay Gardner, Littlefield house owner, defended its condition and criticized Richmond's inspection. He acknowledged restoration had stopped a few years ago, but blamed uncertainties surrounding the civic center for his reluctance to draft a usage plan.

Gardner, citing the house's role in early Quincy history, has proposed including the house in the civic center project.

Also defending the Littlefield house was George Irwin, a member of the Quincy Preservation Commission, which endorsed the seven-building landmark measure last week.

After the meeting, Gardner said notifying state officials about the council's action was "an option."

State funds for the civic center — up to \$6.6 million — could be jeopardized if the Littlefield house is



Dodd Building at 100 N. Fifth (505 Maine)

## Inspector's Report

Building Inspector Brad Richmond performed "sight" inspections of the seven buildings on the proposed landmarks ordinance, which was amended to five buildings by the City Council. Here is a summary of his report, sent to aldermen before Monday's meeting.

**State Savings building, 428** — Wiring, plumbing, mechanical and support structures in very good condition.

**Bull house, 1651 Maine** — Wiring, plumbing, mechanical support structure and accessory building in very good condition.

**Wood studio, 126 N. Eighth** — Wiring, plumbing, mechanical and support structure in very good condition.

**Ramsay house, 3201 N. 12th** — Wiring, plumbing, mechanical and support structure appear to be sufficient but may need updated. Six accessory buildings need updating.

demolished, said Preservation Commission liaison Vince Gauthier. He said a new state law will ban use of state money to remove a building the state deems historic.

When the Littlefield debate began Gauthier went up in Springfield. "It scares me" that the state could keep the city from demolishing dangerous buildings deemed historic, Coleman said the state rule "runs roughshod over property rights."

There was no discussion about the Dodd building, although after the meeting Gauthier said he was dis-

## Other Council Action

The City Council Monday:

- Gave second reading to an amended landmarks ordinance. Buildings at 332 S. Fourth and 100 N. Fifth were deleted and five buildings retained.

- Approved an ordinance restructuring the Traffic Commission to include the risk manager and remove the corporation counsel.

- Tabled for two months a request for a special-use permit for a real estate office at 1321 S. 19th and tabled for three weeks a request for rezoning a lot on Ill. 96 South for a floral wholesaler.

- Ordered the Engineering Department to revise roadway contract guidelines.

- Appointed Evelyn Sacadat to the Preservation Commission.

- Ordered the drafting of a measure deleting the non-conforming use clause in the zoning code.

- Ordered ordinances be drafted to put a dead-end sign on Second near Locust, increase parking near Adams School and place a stop sign at 11th and Spruce. A request for a yield sign at 21st and Van Buren was denied.

appointed because that was Quincy's first office building.

Aldermen Terry Grussenmeyer D-1, Gary Sparks D-1, Roger Schoenkease D-3, Gene Foster, R-3, Dave Hummel, R-5, Bill Hoffman, R-3, Bob Brewer, R-6, Raymond VanKamp, D-6, Ken Sparrow, D-7, and Holschlag voted to delete both buildings. Coleman and Smith voted only to delete the Dodd building, and Dueterhaus voted against both amendments.

After the meeting, Mayor Verne Hagstrom said if he was an alderman, he would have sided with the Preservation Commission. He called commission members "experts" whose views should be upheld by the council.

# City Council approves landmarks ordinance

■ Five buildings protected; no protests made over deletion of historic house

By Eric Johnson  
Herald-Whip Staff Writer

12-21-89

Five buildings became Quincy's first official "local historic landmarks" as the City Council approved a landmarks ordinance Tuesday.

The ordinance was approved without discussion during a routine meeting. Also approved were equipment purchases and road-repair plans.

The landmark buildings — 332, 428 and 1651 Maine, 126 N. Eighth and 3201 N. 12th — will receive plaques and protection from wrecking balls. The buildings can be nominated to the National Register of Historic Places, which would give owners tax breaks.

For the city, passage of the ordinance opens the way for more state preservation grants. Landmark designations are required for the city to maintain Certified Local Government status with the state; in

turn, the state awards grants to certified governments.

State grants have been used to restore the Villa Kathrine and Lorenzo Bull buildings.

At Tuesday's meeting, there was no sign of the debate surrounding one proposed historic building — the Eaton Littlefield house at 332 S. Fourth.

Last week, the Littlefield house and Quincy's first office building at 505 Maine were scratched from the landmarks ordinance. Preservation Commission members had endorsed the buildings as landmarks, but most aldermen decided they did not deserve the honor due to decay.

In other business, the council approved buying equipment for the Water Department and hiring a contractor to remove crumbling, unsafe concrete tanks at a closed sewage treatment site on the river.

E.M. Chatten won a \$21,398 contract for a backhoe. Higher bids came from Tri-State Equipment, Walter Channen and Brown Machinery.

Coleman Motor Co. won a \$11,300 contract for a pickup. Higher bids came from Nossor Ford, Buford Ward Chevrolet and Hadler International.

## Council Summary

The City Council Tuesday:

- Approved resolutions that outline plans for spending \$1.2 million in motor fuel tax funds next year.

- Approved a landmarks ordinance designating five buildings as historic and architecturally significant.

- Approved resolutions to buy a backhoe and pickup for the Water Department, and hire a contractor to demolish concrete tanks at a former sewage treatment plant.

- Changed water rates for 25 residential customers outside city limits, lowering total revenues by about \$2,200 annually.

- Approved a supplemental appropriation of \$16,369 to hire two Street Department workers for collecting and chipping brush.

- Gave first reading to an ordinance granting a zoning variation to Steve Nossor Ford for signs.

- Reappointed the following to advisory committees: John Maxwell to the Aeronautics; Howard Walker to Street and Bridge; and Alan Fischer to Engineering and Inspection.

- Ordered an ordinance be drafted for erecting stop signs at all intersections crossed by city buses.

Shaffer and Sons, the lowest of five bidders, will remove the tanks for \$8,295.

The council also decided to hire two Street Department workers for brush chipping work. Since brush cannot be taken to the landfill, the city will use the workers to chip

brush for composting.

The hirings will cost \$16,369 through April 30. Only Alderman Steve Duesterhaus, D-2, voted against the measure; he has spoken against hiring in the middle of the fiscal year.

